

MEMORANDUM

September 21, 1972

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing Date: Petition No. Z-2540
Boston University
675-777 Commonwealth Avenue
Boston

Petitioner seeks a forbidden use and a variance to use premises for the parking of 261 cars for a fee in an apartment (H-4) district. The proposal violates the code as follows:

- Section 8-7. Parking of motor vehicles for a fee is forbidden in an H-4 district.
Section 11-1. Sign may not exceed two square feet in area.

The property is located on Commonwealth Avenue between Granby Street and University Road in the Boston University complex. The parking lot has existed for the past twelve years and operated by the petitioner for the use of students, faculty and staff personnel. It is now proposed to increase the present 50 cent parking fee and erect signs contrary to code requirement. The staff recommends that plans for the proposed signs be submitted for design review.
Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2540, brought by Boston University, 675-777 Commonwealth Avenue, Boston, for a forbidden use and a variance to use premises for the parking of 261 cars in an apartment (H-4) district, the Boston Redevelopment Authority recommends approval provided that plans for the proposed signs be submitted to the Authority for design review.



MASSACHUSETTS

BOSTON & ALBANY

RAILROAD

Z-2586
17 LINDEN ST.
(ALLSTON)

CAMBRIDGE

BRIGHTON

AVE

Board of Appeal Referrals 9/21/72

Hearing Date: 10/24/72

Petitions Nos. Z-2588-2589
Boston Redevelopment Authority
Chester Square Housing Corporation
(Developer)
528 Massachusetts Avenue and
158 West Springfield Street, Boston

Petitioner seeks a forbidden use and two variances to combine buildings and change occupancy from four apartments and halls to twelve apartments in an apartment (H-2) district. The proposal violates the code as follows:

528 Massachusetts Avenue

Req'd

Proposed

Section 8-7. Any dwelling converted for more families and not meeting the requirements of open space is forbidden in an H-2 district.

Section 17-1. Open space is insufficient. 150 sf/du 20 ft.

158 West Springfield Street

Section 17-1. Open space is insufficient. 150 sf/du 20 ft.

The properties, located between Massachusetts Avenue and West Springfield Street in the South End Urban Renewal Area, contain two row structures. The open space deficiency is minimized by the direct frontage of a public park on Mass. Avenue and a proposed common roof deck of approximately 700 square feet. Recommend approval with design review proviso.

VOTED: That in connection with Petitions Nos. Z-2588-2589, brought by Boston Redevelopment Authority and Chester Square Housing Corporation, 528 Massachusetts Avenue and 158 West Springfield Street in the South End Urban Renewal Area, for a forbidden use and two variances to combine buildings and change occupancy from four apartments and halls to twelve apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval provided rehabilitation plans are submitted to the Authority for design review. The open space deficiency is minimized by the direct frontage of a public park on Mass. Avenue and a proposed common roof deck.



Z-2588-89

528 MASSACHUSETTS AVE.
158 WEST SPRINGFIELD ST.
(B.P.)

Hearing Date: 11/21/72

Petitions Nos. Z-2591-2592
Massachusetts General Hospital
275 & 285 Cambridge Street
Boston

Petitioner seeks two variances to erect seven exterior illuminated signs in an apartment (H-4) district. The proposal violates the code as follows:

275 Cambridge Street

Section 11-1. Size of sign is excessive.

285 Cambridge Street

Section 11-1. Size of sign is excessive.

The property, located on Cambridge Street at the intersections of North Grove and North Anderson Streets, contains two six-story garage structures. Six 4' x 4' signs will indicate entrances, exits and whether the garage is full; the seventh sign (8' x 8') will replace an obsolete hospital identification sign. Plans have been reviewed by the staff and petitioner has complied with recommended design changes. Recommend approval.

VOTED: That in connection with Petitions Nos. Z-2591-2592, brought by Massachusetts General Hospital, 275 & 285 Cambridge Street, Boston, for two variances to erect seven exterior illuminated signs in an apartment (H-4) district, the Boston Redevelopment Authority recommends approval. Plans have been reviewed by the Authority and the petitioner has complied with recommended design changes.

Z-2591-92
275-285 CAMBRIDGE ST.
(B.R.)



Z-2540

675-777 COMMONWEALTH AVE.
(B.P.)



Board of Appeal Referrals 9/21/72

Hearing Date: 10/24/72

Petition No. Z-2581

Dorothy E. Cesario

453-459 Hanover & 2-6 Battery Streets,
Boston

Petitioner seeks a forbidden use and a variance for a change of occupancy from eight apartments and store to nine apartments in an apartment (H-3) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A dwelling converted for more families not meeting the open space requirements is forbidden in an apartment (H-3) district.		
Section 17-1. Open space is insufficient.	100 sf/du	0

The property, located at the intersection of Hanover and Battery Streets, contains a five story brick structure. The ground level store has already been converted into a four room apartment. The open space violation is mitigated by the proximity of public playgrounds and park. Recommend approval.

VOTED: That in connection with Petition No. Z-2581, brought by Dorothy E. Cesario, 453-459 Hanover and 2-6 Battery Streets, Boston, for a forbidden use and a variance for a change of occupancy from eight apartments and store to nine apartments in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval. The open space violation is mitigated by the proximity of public playgrounds and park.

Z-2581
453 HANOVER ST.
3 BATTERY ST.
(B.P.)



Board of Appeal Referrals 9/21/72

Hearing Date: 11/7/72

Petition No. Z-2582
St. Botolph Holding Company
William Sawyer, Treasurer
154-156 Ipswich Street
Boston

Petitioner seeks a conditional use for a change of occupancy from wholesale photographic business to a business garage and office in a general business (B-2) district. The proposal violates the code as follows:

Section 8-7. A repair garage is conditional in a B-2 district.

The property, located on Ipswich Street near the intersection of Lansdowne Street, contains a one story masonry structure. The garage occupancy is existing and consistent with the commercial nature of the immediate area. Recommend approval.

VOTED: That in connection with Petition No. Z-2582, brought by St. Botolph Holding Company, 154-156 Ipswich Street, Boston, for a conditional use for a change of occupancy from wholesale photographic business to a business garage and office in a general business (B-2) district, the Boston Redevelopment Authority recommends approval. The garage occupancy is existing and consistent with the commercial nature of the immediate area.

COMMONWEALTH

MTA STATION

AVENUE

Z-2582
154-156 IPSWICH ST.
(B.P.)

FENWAY PARK

LANE

STREET

STREET

STREET

STREET

STREET

ST.

ST.

OKLINE

Board of Appeal Referrals 9/21/72

Hearing Date: 9/26/72

Petition No. Z-2585
Robert C. Haufler
1566 VFW Parkway,
West Roxbury

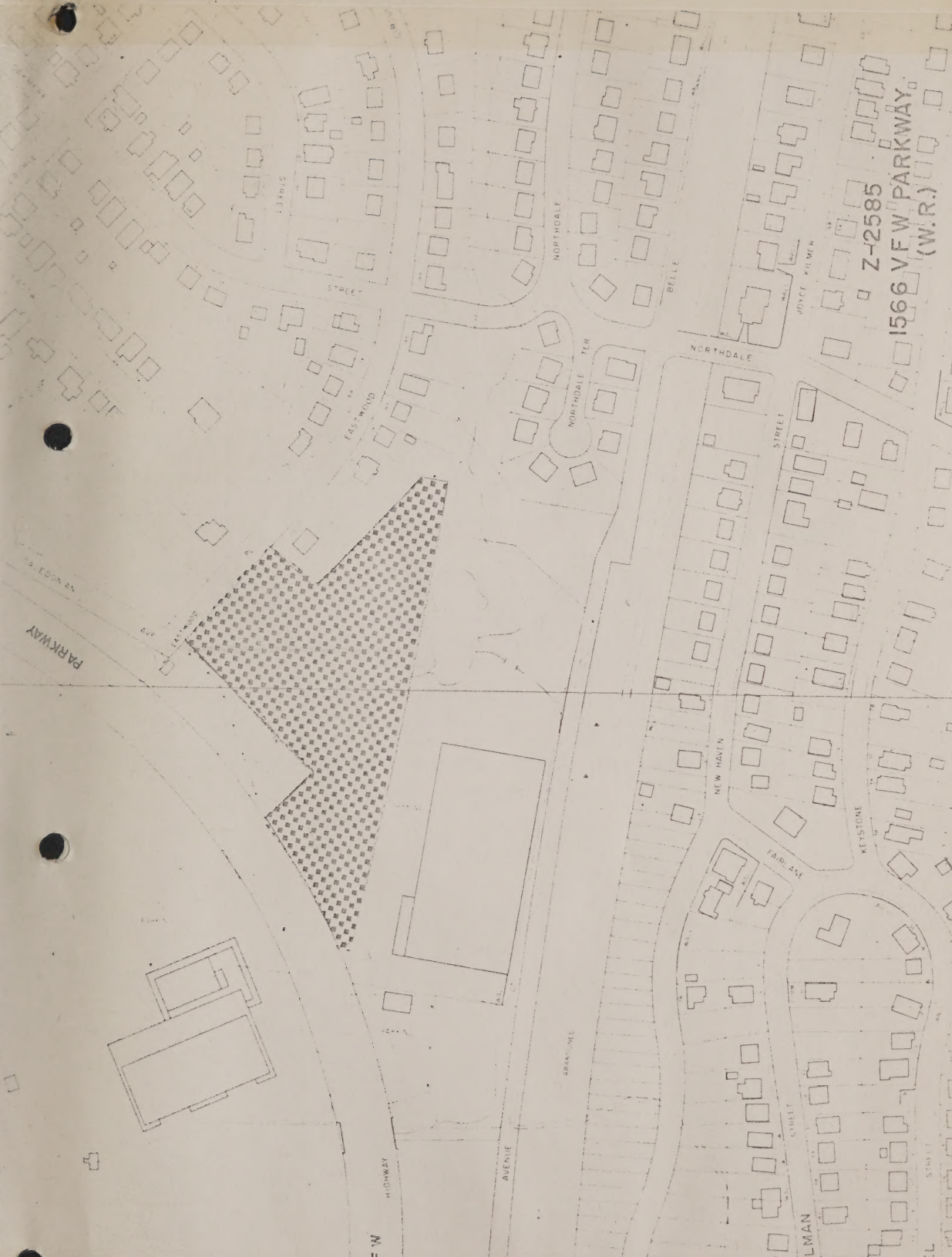
*tabled
see below*

Petitioner seeks a forbidden use and three variances for a change of occupancy from catering to catering and banquet halls, and to erect a one story addition to existing catering structure in a single family (S-.5) and light manufacturing (M-1) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7.	A public hall is forbidden in an S-.5 district.	
Section 10-1.	Parking not allowed within required front yard nor within five feet of side lot line.	
Section 18-1.	Front yard is insufficient. 30 ft.	29 ft.
Section 23-2.	Off street parking is insufficient.	230 spaces 211 spaces

The property, located on VFW Parkway near Eastwood Place, contains a one story masonry structure. Only a small portion of the site is within the S-.5 district. The residences on Eastwood Circuit are separated from the petitioner's property by a slope of approximately ten feet. The proposed banquet hall addition would be acceptable only with the following conditions: that a landscaped or solid fence of sufficient height be erected to shield Eastwood Circuit residences from the proposed halls and parking area; that access from Eastwood Place be strictly prohibited; that the location and access areas of the proposed parking be submitted to the Authority for design review. The proposed parking plan indicates parking in access areas impeding efficient movement of traffic. Recommend approval with provisos.

In connection with Petition No. Z-2585 brought by Robert C. Haufler, 1566 VFW Parkway, West Roxbury, for a change of occupancy from catering to catering and banquet halls and to erect a one-story addition to existing catering structure in a single - family district (S-.5), and light manufacturing (M-1) district, the Boston Redevelopment Authority voted to table the matter and request that the Board of Appeals defer action on this matter until the BRA has an opportunity to investigate the matter and advise the Board of its feelings; further, that the BRA communicate with the residential abutters and ascertain what their feelings are on the proposal.



Board of Appeal Referrals 9/21/72

Hearing Date: 10/31/72

Petition No. Z-2586

Rocco R. Natarelli

17 Linden Street, Allston

Petitioner seeks a forbidden use and three variances for a change of occupancy from a two family dwelling to four apartments and a two car carport and erect a one story addition in a residential (R-.8) district. The proposal violates the code as follows:

	Req'd	Proposed
Section 8-7. Any dwelling converted for more families and not meeting one half the requirements of lot area and open space is forbidden in an R-.8 district.		
Section 14-2. Lot area for additional dwelling unit is insufficient.	1500 sf/du	496 sf/du
Section 19-1. Side yard is insufficient.	10 ft.	1 ft.
Section 20-1. Rear yard is insufficient.	40 ft.	2 ft.

The property, located on Linden Street near the intersection of Cambridge Street, contains a 2½ story frame dwelling. Work on the proposed conversion appears to be near completion. The staff is opposed; the multi-family density would critically overcrowd the structure and create a serious hazard to abutting properties. Recommend denial.

VOTED: That in connection with Petition No. Z-2586, brought by Rocco R. Natarelli, 17 Linden Street, Allston, for a forbidden use and two variances for a change of occupancy from a two family dwelling to four apartments and a two car carport and erect a one story addition in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. The proposed multi family would critically overcrowd the structure and create a serious hazard to abutting properties.